

Minutes of the Land Use, Parks and Environment Committee - March 7, 2006

The meeting was called to order at 8:47 a.m. by Chair Kolb.

Present: Chair Walter Kolb, County Board Supervisors Kathleen Cummings, Pauline Jaske, Scott Klein (arrived at 9:02 a.m.), Bill Kramer, Daniel Pavelko; **Absent:** Vera Stroud

Staff Present: Legislative Policy Advisor Mark Mader, Legis.Associate Sandra Meisenheimer

Also Present: Landscape Architect Pam Linn, Planning & Zoning Mgr. Dick Mace

Public Present: Richard Peyton of T & W Auto Sales, Gene Trimbl of Town of Waukesha, Hans Hallanger of Jahnke & Jahnke, Gary & Agnes Tetzlaff of Merton

Approve Minutes of February 21, 2006

Motion: Kramer moved, second by Pavelko, to approve the minutes of 2/21/06. **Motion carried 5 – 0.**

Public Comment

Richard Peyton appeared regarding a previous rezoning amendment in the Town of Waukesha that was defeated by the Park & Planning Commission, as well as the LUPE Committee. He stated it is for a car sales lot. The Town passed it but the Park & Planning Commission did not because they wanted to know what the City of Waukesha was planning. The City said that they would change their master plan for the area to industrial and light manufacturing. When it went to the County Board, Peyton did not appear to explain. Gene Trimbl, owner of the property in question, said everyone approved it until it got to the Park & Planning Commission. The committee suggested that this be brought back when the new Board year begins. Richard Peyton can be reached at 262-542-4005.

Consider Proposed Ordinance: 160-O-124 Approve Land Use Permit to Wisconsin Electric Power Company for the Construction and Maintenance of a Gas Line

Linn explained the ordinance, which authorizes the county to issue a land use permit (\$110 fee) to the Wisconsin Electric Power Company to construct and maintain an underground gas line across the Waukesha County Bugline Trail in the Village of Sussex.

Motion: Kramer moved, second by Pavelko, to approve Ordinance 160-O-124. **Motion carried 5 – 0.**

Correspondence

Jaske distributed copies of "Recommended Land Use Plan Categories" as informational material for the committee.

Consider Proposed Ordinance: 160-O-122 (Don Belman Homes, Inc.) City of Waukesha, Section 31. Part of the SW ¼ of the NE ¼ of Section 31, T7N, R19E, City of Waukesha. More specifically, the property is located west of C.T.H. "TT", north of S.T.H. 18 and south of an unnamed creek (SVZ-1590). Request: Rezone from the A-T Transition District to the R-3 Residential District

Mace explained the rezoning in the City of Waukesha, which is located in the far north end of a larger tract of land of approximately 60 acres. The rezoning portion, which is subject to the Shoreland and Floodland Protection Ordinance, is a fraction of the 60 acres. The proposed land use is for a residential condominium project, which will be served by sewer and water by the City of Waukesha. Mace said the problem with this is getting onto the adjacent property to stake the

wetlands because the adjacent property owner is unwilling to allow that to occur. Therefore, the ability to identify the specific aerial extent through in field identification of the wetlands is not possible. Failure to stake the wetlands may result in all buildings having to be 75 feet from the north boundary line. The Planning staff is recommending approval subject to two conditions as detailed in the ordinance.

Motion: Kramer moved, second by Pavelko, to approve Ordinance 160-O-122. **Motion carried 4 – 2; Jaske and Klein voting no.**

Consider Proposed Ordinance: 160-O-123 (GSG Contractors/Summit Ponds Subdivision) Town of Summit, Section 18. Part of the N ½ of the NE ¼ of Section 18, T7N, R17E, Town of Summit (ZT-1537A). Request: Rezone from the A-1 Agricultural District to the R-1 Estate Residential District

Mace explained the rezoning in the Town of Summit involving approximately 80 acres of land. The proposed land use is for 27 residential lots at a minimum of one acre in area along with common open space. Mace said Mike Radomski of Environmental Health recommended before anything is done other than the engineering that 25 septic systems be built for the lots. After they are approved by Radomski, the grading for the home sites and the road can proceed. Mace said this is the first time he has seen it done this way but believes it is a good idea. Jaske asked are these conventional septic? Mace said no. They are A+4's or mounds. Hans Hallanger (engineer) of Jahnke & Jahnke said they've been working on this project for quite some time. The Planning staff is recommending approval as conditioned by the Town of Summit.

Motion: Pavelko moved, second by Kramer, to approve Ordinance 160-O-123. **Motion carried 4 – 2; Jaske and Klein voting no.**

Consider Proposed Resolution: 160-R-016 Amend the Regional Water Quality Management Plan for the Village of Dousman, Waukesha County, Wisconsin

Mace explained the area to be added to the Dousman sanitary sewer service, which encompasses 32 acres located southeast of the intersection of USH 18 and Gramling Lane in the Village of Dousman. The area is anticipated to be developed for residential use to accommodate about 40 housing units with a population of about 100 persons. Jaske asked what is the ground water level? Mace said it is about 2 to 5 feet.

The Park and Planning Commission signature page was inadvertently omitted at the time of yellow copying so it will be distributed to supervisors with the next County Board agenda of March 14, 2006.

Motion: Jaske moved, second by Cummings, to approve Resolution 160-R-016. **Motion carried 6 – 0.**

Consider Proposed Resolution: 160-R-017 Amend the Regional Water Quality Management Plan for the City of Pewaukee, Waukesha County, Wisconsin

Mace reviewed the amendment, which involves a proposed re-shaping of the primary environmental corridor in an area located northwest of the intersection of Capitol Drive and CTH F in the City of Pewaukee. It will accommodate construction of a school adjacent to an existing church on the subject parcel. Mace stated that they are going to exchange and restore some of the corridor that is being lost due to the construction of the school. Specifically, 0.7 acre of existing primary

environmental corridor would be disturbed to accommodate the proposed school. This would be mitigated through the expansion of the primary environmental corridor by 1.6 acres in an area located immediately to the north. Klein said this took a while with the City because they do not believe in taking land out of the environmental corridor so the swap of land was negotiated.

Motion: Kramer moved, second by Jaske, to approve Resolution 160-R-017. **Motion carried 6 – 0.**

Consider Proposed Resolution: 160-R-018 Amend the Regional Water Quality Management Plan for the Village of Menomonee Falls, Waukesha County, Wisconsin

Mace stated the area to be added encompasses just over five acres located in the area north of Good Hope Road and east of Town Hall Road in the Village of Menomonee Falls. The subject area contains about 0.4 acre of wetlands. The balance of the site would be developed for residential use, accommodating five housing units, and a stormwater detention area.

Motion: Kramer moved, second by Jaske, to approve Resolution 160-R-018. **Motion carried 6 – 0.**

Motion to adjourn: Kramer moved, second by Pavelko, to adjourn the meeting at 10:03 a.m. Motion carried 6 – 0.

Respectfully submitted,

Pauline T. Jaske
Secretary

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